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September 1, 2017

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To: Town Council

TOWN COUNCIL OFFICE  
West Hartford, CT

From: Todd Dumais, Town Planner 

ITEM NO. 29  
FILE NO. 891

**SUBJECT: 1 MEMORIAL ROAD  
SPECIAL DEVELOPMENT DISTRICT  
ADMINISTRATIVE AMENDMENT (SDD #140-R2-17)**

I have received an administrative amendment request from Valerio Zambrano, Vice President The Delamar, on behalf of Delamar West Hartford LLC for revisions to the approved Special Development District plan (SDD #140) located at 1 Memorial Road, formerly known as 90 Raymond Road. The request is for minor adjustments to exterior hardscape and landscape elements primarily related to the restaurant outdoor dining area and for a minor adjustments to the required parking on the lower, easternmost parking area.

Attached are a narrative and supporting plans which further explain the proposal.

The requested modifications fall within the approval powers contained in **Section 177-44C (9)** of the Code of Ordinances. This section allows the Town Planner to approve minor adjustments to limited plan elements of an SDD, in this instance, to **Section 177-44C(9)(b)** the type, size, number and location of plantings required for landscaping purposes (but not those required for screening from adjacent residential areas) may be adjusted by the substitution of other plantings in the same class (deciduous or nondeciduous); by plantings of similar size and number, and by locating plantings within a radius of 50 feet from a site specified in the SDD ordinance and **(c)** the arrangement of parking spaces within a designated area may be adjusted, and the number of required parking spaces (including the mixture of types of spaces required) may be adjusted by up to a cumulative total of 10% of the required number of spaces or 10 spaces, whichever is less. It is my opinion that the plan, as modified, is in accordance with the purpose of the original SDD approved by the Town Council.

The purpose of the memo is to notify the Town Council of my intention to approve the requested modifications. This notice of approval is given with the understanding that such action will not be effective until the day following the next regular meeting of the Town Council and that such notice of approval is given 10 days prior to such Council meeting. This matter would therefore appear as a regular agenda item on the Regular Town Council Meeting, Tuesday, September 12<sup>th</sup>, 2017.

It is understood that the Town Council may reject my approval decision and direct that the modifications requested be considered under the provisions of **Section 177-44C (9)** which would require a complete application for amendment and requisite public hearing

C: Matt Hart, Town Manager  
Mark McGovern, Director of Community Development  
Robin Pearson, Esq.

Patrick Alair, Corporation Counsel  
Kimberly Boneham, Deputy Corporation Counsel  
Subject SDD File

SD/TPZ/SDD/MemorialRoad\_SDD#140\_R2\_17\_SEB17



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